

Want Ads.,  
Agriculture,  
Commerce.

# The Times



# Dispatch

Financial,  
Manufacturing,  
Real Estate.

THE DISPATCH FOUNDED 1860.  
THE TIMES FOUNDED 1884.

RICHMOND, VA., SUNDAY, APRIL 16, 1911.

PRICE FIVE CENTS.

## REAL ESTATE AND BUILDING NEWS

Broad Street Property  
Is Much in the Lime-  
light; Big Sales.

## SOME FIGURES THAT TALK LOUDLY

The Advances in Prices That  
Have Come Within Seven  
Years—No More "Wrong  
Side" on Broad Street.  
Sales All Over City  
and Suburbs.

There has been not a little of excitement and hustling among the real estate agents for the past week. There has been a lot of business on hand and a heap of things to think about. Some of the old stagers are shaking their heads and wondering what the youngsters are going to do next. In the meantime the youngsters are keeping right along with their hustling, and they are doing things, too, while the old fellows are scratching their heads and wondering what next.

A curious thing about the real estate business in Richmond is that a large number of the firms doing business as real estate agencies are made up of old fogies and youthful hustlers. Possibly the majority of the concerns doing the most business are thus made up. Maybe that is a good idea. Maybe that is worth for big things and yet bigger things. The two extremes balance the ship, and maybe it is a mighty good thing for old Richmond that all of the ships of state, I mean real estate, have these balance wheels, the old man who has been, and the young fellow who is just going to be.

It must be said that the old fellows are getting a little belated, and if they do not look out, pretty soon the youngsters are going to be doing around into some kind of a dry dock for repairs.

Good for the Youngsters.  
Certain it is that the youngsters got in their work last week, and that work for a whole lot of money. Well, the old fellows had a hand in the doings and they are entitled to much credit, but if it had not been for the youngsters the sales of last week would not have footed up a round \$1,000,000, as they did. These footings would not have been half so large but for the broad street transactions, and I am told that the young men had the most to do with that broad street hustling. But, let's come down to the real facts.

There was business, and a good deal of it, all over the city and away out in the suburbs, residences and home places, and building sites and business sites being sold all over the city and away out yonder, and farm lands were sold in the town as well as in the country, and all that kind of thing, but the fact remains and the fact is that the big business of the week was done on Broad Street, and for a fact Broad Street is really in the lime-light all the day long and all night long, in the electric light all the night long.

Facts of Seven Years.  
And talking about Broad Street property one gets kinder dazed when one comes to think of the evolution of say half a dozen years.

In 1903, that is to say, in the early months of that year, the then baby firm of Green & Redd made a big hit by selling to Abraham and Bill C. Meyer the store house No. 313 East Broad Street for \$75,000. All of the agents in the town congratulated the young fellows on their big sale, but some of them, with a shake of the head asked in a confidential way, "How did you hoodwink those folks?" and really the propounders of that question thought that the Meyer had been hoodwinked or swindled, or beaten out of their wits.

That was seven or more years ago. Last week, under the hammer that same property brought \$75,000, and they say that the Meyer who bought it was in a position and in a humor to pay at least \$5,000 more for it if it had been necessary, and Mr. Rountree was buying for an investment only.

Some Back Thoughts.  
And talking further about Broad Street property it may be worthy of remark that the four stores near Broad and Sixth Streets that seven years ago went begging at any old price and were finally sold at \$300,000, cannot be bought to-day for less than \$500,000. This property on the south side of Broad, known as the Miller & Rhoads, is now a pawn shop and is ninety-three feet on the opposite side of the street, known as the "wrong side" of Broad, twenty-nine and a half feet sold last week for \$93,500. That seems to be going some. This sale, and it was an auction sale, mind you, is pretty big thing, but that is not the biggest Broad Street proposition. The largest deal of the week in Broad Street property was completed by the recording of the deed by which W. Withers Miller and wife conveyed to Dr. John P. Davidson, the property at the northeast corner of Broad and Sixth Streets, known as 200 and 202 East Broad Street. C. L. and H. L. Denoon effected this sale, and while the deed recited a nominal consideration, the tax paid indicated the selling price to be \$100,000.

This is the second time that this property has changed hands during the past thirty days. Mr. Miller having purchased the same through the firm of C. L. & H. L. Denoon less than thirty days ago at the price of \$30,000. During the past week the same firm also sold for Dr. John P. Davidson the four brick stores, 412, 414, 416 and 418 East Main Street, at the price of \$55,000.

Business All Over Town.  
But the business of the week was not confined to Broad Street, not by a great deal. Green & Redd report a

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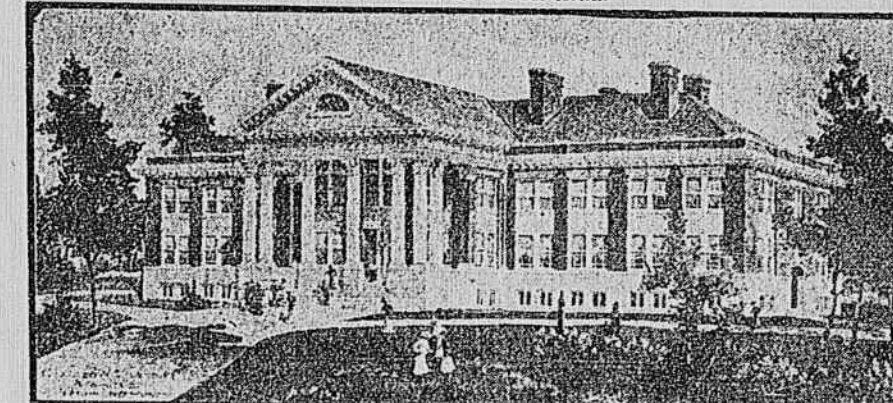
## ALL ABOUT IN OLD VIRGINIA



HAPPY HOMES IN SOUTH HILL.



SILOS AND THEIR FILLING IN VIRGINIA.



ADMINISTRATION BUILDING, NORMAL SCHOOL, FREDERICKSBURG.



GOOD ROADS MAKING IN VIRGINIA.

## SEASON TO THINK ABOUT CHICKENS

Spring Enjoyment and Profit  
That Poultry Raising Brings  
to Average Man.

BY WALTER C. SCHAAF.

As the season is upon us to hatch out what we will need in the way of layers for next winter's supply of eggs, I cannot refrain from asking the question, "Why do not more small families keep a few chickens?" April and May are the best months to make a small brood, as the weather is mild, making it lots easier for biddy to care for her little fluffy balls of down. The coming six weeks are just right, for chickens, hatched too early nearly always moult in fall, and when they do, don't look for eggs on them until very late in September or early spring. Again, the chicks hatched in June and July have a hard time between the hot sun and the vermin which multiplies by countless thousands during the hot weather. Why keep a few chickens? There are a great many persons in our South who think that work for a living. Many of the workers make themselves dissatisfied by thinking of the man who has more money, but in many cases is worse off than the grumbler.

The state of a man's mind is what makes him happy or unhappy, and if he has a home and somebody to care for and look after him with income enough so that he can put away something for a rainy day, he can be very happy, even without an automobile. It is surprising how much enjoyment a person can get out of a small flock of poultry. Very often his birds will be looked upon and treated as pets. Individual birds will be named, and their virtues and failings be noticed. Often a man gets home tired and hungry. After a good meal and wash, he will feel the need of company, and if he takes his smoke. Many a man gets more pleasure out of his birds than his neighbor does at the moving picture show, and it doesn't cost him a dime, either, and at the same time he is filling his lungs with fresh air, which is the greatest medicine on this earth (personal experience).

Much of the income from a small flock is clear profit, because the scraps from the kitchen will provide the bulk of the feed for a flock of ten or twelve hens, and a few pounds of mixed grain each day will insure the production of many eggs. These eggs are worth more than the eggs we buy, because we know the birds have good feed, and the eggs are fresh and wholesome.

Where a man and wife, or some of the growing children, work in harmony in caring for poultry, the quality of the stock kept may be improved and the quantity increased. Then in a short while there will be a considerable addition to the family income.

There is always a good demand for day-old chicks. Some people have made good money by setting hens and selling hens and chicks together. The income is, of course, much larger if you use an incubator. Most poultrymen who are now selling chicks by the thousands began by selling them from a few small hatcheries.

Another way of increasing the family income is by getting good birds of your favorite breed and selling eggs for hatching. This has proved a good venture with many. In this branch I would strongly advise never to sell eggs over one week old, as in this case you will give better satisfaction to your customers, and they are mostly willing to pay a good price for fair stock. There are quite a number of ways to make money with poultry, and for those willing to learn and not afraid of work the game is easy.

(Continued on Last Page.)

## NEW INDUSTRIES FOR SOUTHLAND

Millions of Dollars Represented  
in Developmental Projects  
Now Under Way.

(Special to The Times-Dispatch.)

Baltimore, April 15.—Among the important Southern industrial and other developmental announcements in this week's issue of the Manufacturers' Record are the following:

The Pelzer Corporation, Greenville, S. C., arranged to organize with a capital stock of \$12,000,000 to control South Carolina mills operating about 550,000 spindles and 12,000 looms on a production of various kinds of cotton cloth.

Bryan Coal Corporation, Birmingham, Ala., was chartered with a maximum capital stock of \$1,000,000 to thoroughly develop 5,000 acres of Jefferson and Walker county mineral lands recently purchased by Birmingham and Richmond, Va. capitalists.

R. A. Patterson Tobacco Co., (American Tobacco Company), Richmond, purchased ten acres of land as site for its proposed new plant, the buildings and machinery for which will cost about \$1,000,000; buildings to have 650,000 square feet of space; machinery to have an annual output of 30,000,000 pounds of tobacco.

Birmingham Ledger Co., Birmingham, Ala., awarded contract for construction of \$200,000 newspaper printery and office building; structure to be 50 by 100 feet, two stories below and twelve stories above street level; steel frame and hollow tile floor construction.

Dillon Mills, Dillon, S. C., was chartered with a capital stock of \$150,000 to consolidate three mill companies having 35,000 ring spindles and 2,500 twister spindles.

J. E. B. Coal Co., Twin Branch, W. Va., which incorporated recently with a capital stock of \$500,000, consolidated mine interests of Jewett, Higelow & Brooks, of Detroit, Mich.; production will be increased to probable basis of over 1,000,000 tons annually.

Camp Creek Coal and Lumber Co., Springtown, W. Va., was incorporated with a capital stock of \$150,000 to develop coal and lumber land.

Boonville Oil and Gas Co., Booneville, Ark., was incorporated with \$200,000 capital stock to develop gas and oil land.

Statesville Cotton Mills, Statesville, N. C., awarded contract for additional machinery costing about \$15,000.

Knox Stove Works, Knoxville, Tenn., was incorporated with \$100,000 capital stock to build stove foundry.

Dalton Brothers Brick Co., Hopkinsville, Ky., was incorporated with \$50,000 capital stock to manufacture bricks.

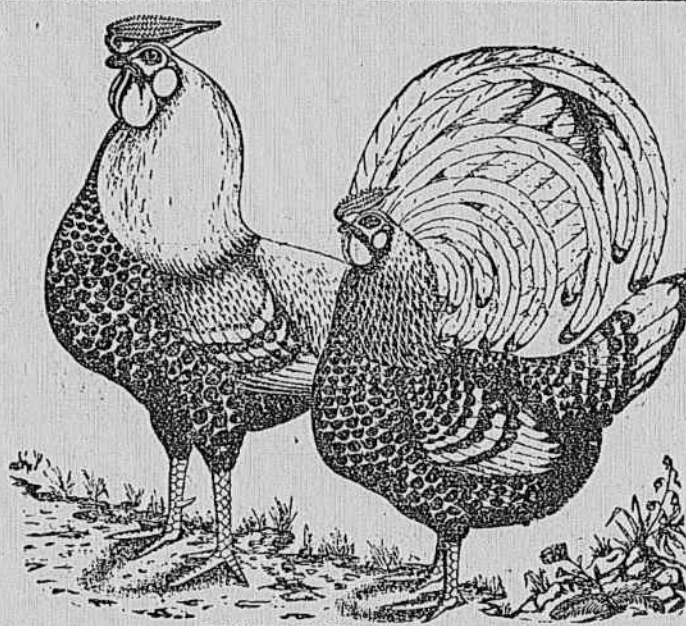
San Benito Sugar Manufacturing Co., San Benito, awarded contract for constructing mill with a daily capacity of 1,000 tons and arranged for increasing to 4,000 tons; daily capacity of cane juice will be 250,000 gallons.

M. L. Hinson, Rockingham, Tenn., was incorporated to build factory costing \$50,000.

Knox Stove Works, Knoxville, Tenn., was incorporated to build plant including three buildings to cost \$30,000 and machinery to cost \$35,000.

Memphis Rice Mill Co., Memphis, Tenn., will be chartered with \$100,000

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VIRGINIA-BRED FANCY CHICKS.

## VIEWS AND NEAR VIEWS; HINTS AND SUGGESTIONS

The Robin Has Come—Under the Mountain Shed.  
Come Back Home—Good Roads Talk—Les-  
son From New Zealand—Thoughts  
From Afar.

BY FRANK S. WOODSON.

Industrial Editor.

Somebody has sent me a clipping from a newspaper that seems to be reasonable, and I judge from the handwriting that the sender is a woman. I wish she had told me in

her note from what paper she caught the clipping, so that I might give due credit where credit belongs. However, she says the article, which is headed "The Robin's Visit," and is a poem, is from a Western paper, and she thinks the Virginia robin can give the Western bird "two and the go and eat him" or it. But here is the article on "The Robin's Visit."

"There was a robin in the cherry tree this morning, examining the prospects. We thought we noted a smile on his countenance as he looked up and down the branches and saw the swelling buds. He sees the inside of a bud just as easily as he can hear a worm a-squirming down in the ground. We have to go out and break open a bud to discover if it has a promise in it, but he sees it all at a glance."

"He seemed very happy. We could discern visions of cherries in that smile of his. He was looking forward to the red letter days of June and he tossed his head in glee at the thought of them. He owns that tree, he and his brothers and sisters. We thought we owned it, and disputed his claim for some time, but at last we compromised. He allowed us two pies off the tree, if we were right brisk, and he would take the rest."

"So we get along well together—the robin and we. There is no more quarreling or fighting; not any need even of arbitration. We go on the reciprocity plan—he to have all he wants, provided he leaves us two pies, if there are that many to leave. But if he doesn't do this, we forget his neglect and are happy in forgetting—he is such a dear creature."

Yes, the robin is here in Virginia, as in the regions of the West he is investigating the cherry trees and he is preparing to wage war on the insects and the bugs and things that bother our fruits and our berries and our other crops. Wonder if it is possible to get our statesmen and our legislators to properly value the robin and, by law, to protect him and his family from the ruthless springtime gunner. The robin is worth his weight in gold as an insect and worm destroyer, and

(Continued on Second Page.)

## SPURT IN TOBACCO; LARGER OFFERINGS

Weather Unfit for Farming  
Gave Holders a Chance to  
Get to Market.

ALL TYPES SELLING HIGHER

Season Closing, With All Grades  
of Leaf in Very Active  
Demand.

There was something of a spurt in the offerings and sales of leaf tobacco in the markets of Virginia and North Carolina last week. There were rains and storms, and the farmers could not do much farm work, and so such of them as still had some of the leaves left in their barns took the same to the markets to be converted into ready cash. The sales on the floors of all of the warehouses were therefore considerably larger than they were the previous week.

In the Richmond warehouses about 600,000 pounds of the dark leaf was put out and the buyers being out in large force the bidding was spirited on all grades. Nothing that was worth having went begging, and some of the farmers said that they got the biggest prices of the season for the good working sun-cured stocks they offered. There were no really fancy prices, for no really fancy stocks were offered, there being none of that kind left in the barns, but some sun-cured wrappers went beyond the \$30 mark, and fillers of the same type sold all the way from \$9 up to \$19 per hundred pounds.

The offerings of Burley amounted to something over 60,000 pounds, and pretty much all of it came from West Virginia, the Virginia crop of Burley being entirely exhausted.

The package deals had fairly good sales, and they report the demand for bright stocks very active and figures ruling rather high for the season.

The warehousemen look for fairly good loose leaf sales this week.

Petersburg Tobacco Market.  
Petersburg, Va., April 15.—The market was very active, the price, and all grades were freely taken. The price on lower this season have been higher than before known. The sales this week aggregated 100,000 pounds, at an average price of 25 cents per pound. The sales for the season to date are 6,375,770 pounds, and as there is good deal of tobacco yet in the farmers' barns, it is expected that the season's sales will reach fully 7,500,000 pounds. The highest price received for fine wrappers this season was paid on Friday to J. T. Allen, of Amelia county.

The following were the ruling quotations at the close of the market on Friday:

Leaf, common (damaged)..... \$3.00 @ \$3.25  
Leaf, medium..... 3.50 @ 3.75  
Leaf, good, long..... 7.50 @ 8.25  
Leaf, common..... 7.25 @ 8.24  
Leaf, medium..... 7.50 @ 8.25  
Leaf, good, long..... 10.00 @ 11.50  
Leaf, fine, long..... 12.00 @ 14.32  
Leaf, wrappers..... 15.00 @ 27.50

Lynchburg Tobacco Market.  
Lynchburg, Va., April 15.—John D. Oglesby, of the Lynchburg Tobacco Warehouse Company, Inc., makes the following report of tobacco sold on the Lynchburg market:

Sold week ending April 14, 715,000 pounds; sold week ending April 7, 167,800 pounds; increases this week, 531,700 pounds. Sold from September 1, 1910, to April 14, 1911, 13,972,600 pounds.

Receipts were good this week and the market showed great activity.

The offerings were not as good in quality as have been the percentage of fine and common grades being greater, but such grades are in great demand now, with prices somewhat higher, making the average price highly satisfactory to the planter. All grades are very active at prices below:

Leaf, common (damaged)..... \$3.00 @ \$3.25  
Leaf, medium..... 3.50 @ 3.75  
Leaf, good, long..... 7.50 @ 8.25  
Leaf, common..... 7.25 @ 8.24  
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Leaf, wrappers..... 15.00 @ 27.50

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## AROUND IN SPOTS, ALL OVER THE STATE

Nothing New in the Les-  
lie Layout, So Far as  
Home Folks See.

## COUNTRY LIFE GIRL CORN-MAKERS

Good Roads Sentiment Growing.  
Town of Lovely Homes—Vir-  
ginia Grown Fruit Holds  
the Belt—No Fears of  
Frost—County Fairs  
Getting Popular.

BY FRANK S. WOODSON.

Industrial Editor.

I have heard not a little talk about the issue of Frank Leslie's Weekly, which appeared under date of April 4, which issue undertook to tell a good deal about the South and Southern industrial development. It was a very good issue of that pictorial periodical, vastly better than some of its other issues that did not have a single thing to say about the South, and very much better than some issues of that same Journal that appeared in the days long gone by, days when Frank Leslie's delighted to picture the so-called better life of the South, and gloated over the chance to make a sensational subject to deal with, and very much better than some issues of that same Journal that appeared in the days long gone by, days when Frank Leslie's delighted to picture the so-called better life of the South, and gloated over the chance to make a sensational subject to deal with, and very much better than some issues of that same Journal that appeared in the days long gone by, days when Frank Leslie's delighted to picture the so-called better life of the South, and gloated over the chance to make a sensational subject to deal with, and very much better than some issues of that same Journal that appeared 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